

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 12, 1967

Appeal No. 9260 Wirs Corporation, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on July 19, 1967.

ORDERED:

That the appeal for a variance from the provisions of Section 7205 to permit parking within 10 feet of a multiple dwelling, variance from the provisions of Section 7205 to permit spaces less than 9 by 19 feet and variance from the provisions of Section 7206 to permit width of driveway less than 14 feet at 1604-06 - 20th Street, N.W., lot 801, Square 93, be denied.

FINDINGS OF FACT:

1. Appellant's lot is located in a C-3-B District.
2. Appellant's lot has a frontage of 50 feet on 20th Street, a depth of 100 feet and contains 4,958 square feet. The lot is rectangular in shape.
3. The building occupies most of the lot and there is no space in the rear of the building for parking.
4. Appellant requests 5 parking spaces on the front south side of the lot adjacent to the building. Three of these spaces meet regulation requirements being 9 by 19 feet in size. One space would be 9 by 12 feet and the other 9 by 15 feet. These parking spaces would be utilized by employees in the building as private parking.
5. Appellant uses the building for commercial purposes (chemical consulting engineer) on the ground and basement floors and apartments on the second and third floors.
6. Appellant contemplates no changes to the building, but would like to pave an area between his building and the property line to the south.
7. The Dupont Circle Citizens Association is opposed to the granting of this appeal. There is a letter on file from the resident at 1606 20th Street, N.W., in opposition to the granting of this appeal.

OPINION:


It is our opinion that appellant has failed to prove a hardship within the meaning of the variance clause of the regulations, as there is no exceptional narrowness, shallowness or shape of the specific piece of property, being a normal rectangularly shaped piece of property with a 50-foot frontage and 100 feet in depth. Further, there are no exceptional topographical conditions or other extraordinary or exceptional situation or condition of the specific property.

It is our opinion, therefore, that this relief cannot be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


CHARLES E. MORGAN
Secretary of the Board